

THIS PLAN WAS PREPARED FOR JEMALONG MUNDAMIA PTY LTD AS A PROPOSED SUBDIVISION TO ACCOMPANY A MAJOR PROJECT APPLICATION TO THE DEPARTMENT OF PLANNING AND SHOULD NOT BE USED FOR ANY OTHER PURPOSE.

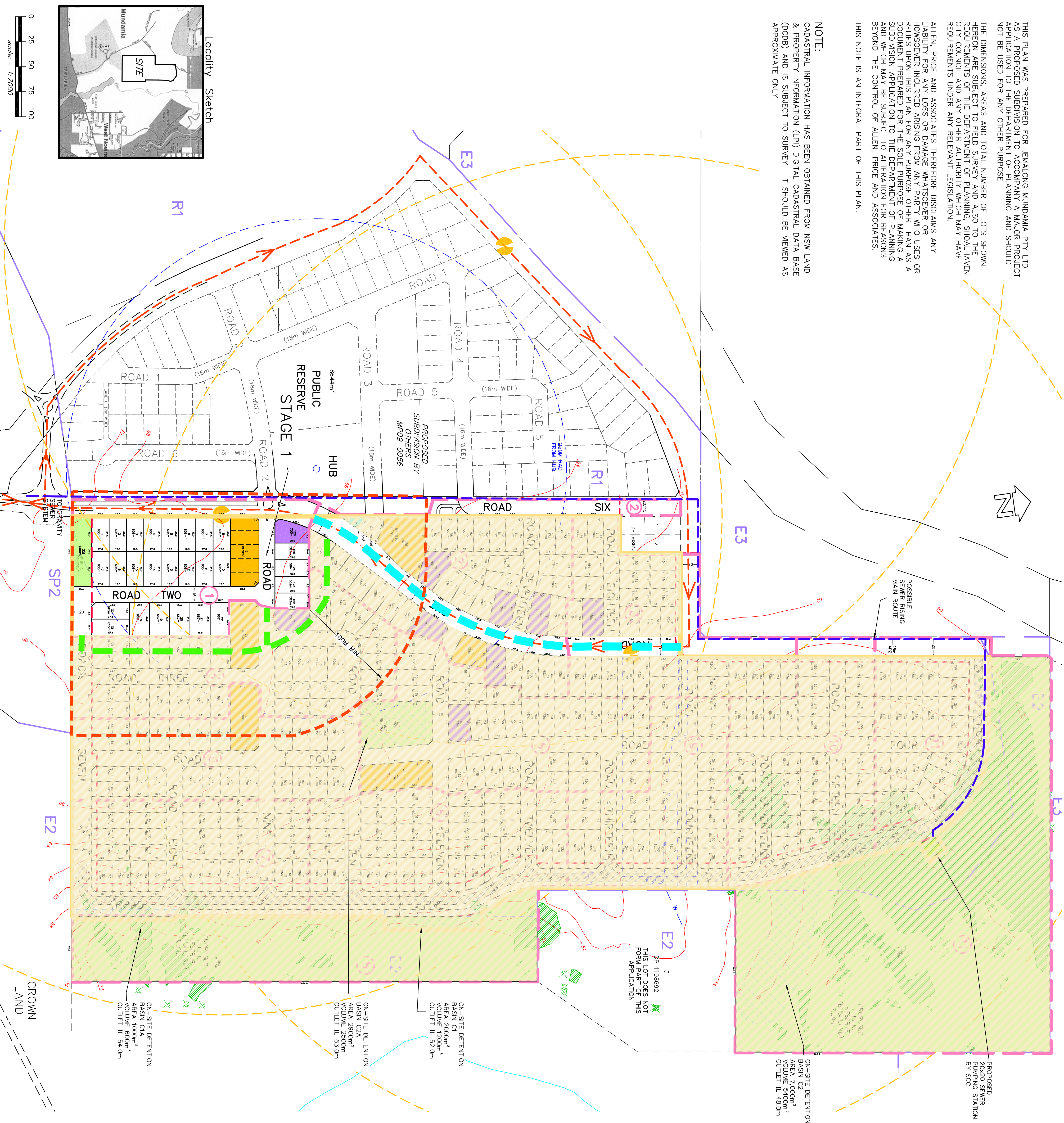
THE DIMENSIONS, AREAS AND TOTAL NUMBER OF LOTS SHOWN HEREON ARE SUBJECT TO FIELD SURVEY AND ALSO TO THE REQUIREMENTS OF THE DEPARTMENT OF PLANNING, SHOALHAVEN CITY COUNCIL AND ANY OTHER AUTHORITY WHICH MAY HAVE REQUIREMENTS UNDER ANY RELEVANT LEGISLATION.

ALIEN, PRICE AND ASSOCIATES, THEREFORE DISCLAIMS ANY LIABILITY FOR ANY LOSS OR DAMAGE WHATSOEVER OR HOWSOEVER INCURRED ARISING FROM ANY PARTY WHO USES OR RELIES UPON THIS PLAN FOR ANY PURPOSE OTHER THAN AS A DOCUMENT PREPARED FOR THE SOLE PURPOSE OF MAKING A SUBDIVISION APPLICATION TO THE DEPARTMENT OF PLANNING AND WHICH MAY BE SUBJECT TO ALLEGATION FOR REASONS BEYOND THE CONTROL OF ALIEN, PRICE AND ASSOCIATES.

THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

NOTES

CADASTRAL INFORMATION HAS BEEN OBTAINED FROM NSW LAND & PROPERTY INFORMATION (LP) DIGITAL CADASTRAL DATA BASE (DCDB) AND IS SUBJECT TO SURVEY. IT SHOULD BE VIEWED AS APPROXIMATE ONLY.



RESIDENTIAL STAGING	
1	29 LOTS
2	35 LOTS
3	28 LOTS
4	32 LOTS
5	25 LOTS
6	30 LOTS
7	30 LOTS
8	33 LOTS
9	24 LOTS
10	32 LOTS
11	21 LOTS
TOTAL	319 LOTS

LOT YIELD	
RESIDENTIAL LOTS	304
DUAL OCCUPANCY	9 (18 DWELLINGS)
MULTI DWELLING LOTS	6 (29 DWELLINGS)
<u>TOTAL</u>	<u>319 (351 DWELLINGS)</u>
PUBLIC RESERVE	4
COMMERCIAL LOT	1

OVERALL SITE AREA	41.39 ha
OVERALL DEV. AREA	30.027 ha
JEMALONG PUBLIC RESERVE	4.6070m ²
SCC PUBLIC RESERVE	8.6444m ²
TOTAL	13.251m ²
RESERVE AREA REQUIRED	
JEMALONG	
351 DWELLINGS x 2.5 People x 12m ² =	10,530m ²
SCC	
10.3 LOTS x 2.5 People x 12m ² =	3,090m ²
TOTAL	13,620m ²
PUBLIC RESERVE (BUSHLAND)-NTH	7.39ha
PUBLIC RESERVE (BUSHLAND)-Sth	3.10ha
TOTAL	10.49ha
JEMALONG DEVELOPMENT AREA PER HECTARE	
30.02ha/351 dwellings =	11.69 dwellings per hectare

RATIO: 1: 2000 AT A1 1: 4000 AT A3	DATE:		SURVEY:		REVISION		BY	DATE
	ORIGIN:		DESIGN	MJP	1	LOT LAYOUT AMENDED	DS	02.06.2015
			DRAWN	DS				
			CHECKED					
	DATE OF PLAN: 18 NOV. 2014							

allen, price & associates
land and development consultants
75 plunkett street, nowra, nsw. 2541
phone (02) 4421 8544 fax (02) 4422 1821
consultants@allenprice.com.au www.allenprice.com.au

PLAN SHOWING PROPOSED INTERIM BUSHFIRE MEASURES
FOR STAGE 1 ONLY
IN PROPOSED SUBDIVISION OF LOT 30 DP 1198692
(PREVIOUSLY LOT 3 DP 568613 & LOT 384 DP 755952)
AT MUNDAMIA GROWTH AREA
FOR JEMALONG MUNDAMIA PTY LTD